

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026062305 3 PG(S)**

Prepared By and Return To:
Michael T. Hankin, Esq.
Hankin & Hankin
100 Wallace Avenue, Suite 100
Sarasota, Florida 34237

Parcel ID No. 0132-01-1204
Sales Price: \$215,000.00
File No.: 14903-L

5/8/2026 12:42 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3491695

Doc Stamp-Deed: \$1,505.00

WARRANTY DEED

THIS WARRANTY DEED is made this 9 day of May, 2026 by Leigh A. Vittert, whose mailing address is 406 Hogans Valley Way, Cary, NC 27513 (hereinafter referred to as the "Grantor") to Donna Jeanne Lugar, a single person, whose mailing address is 5020 Clark Road, #514, Sarasota, FL 34233 (hereinafter referred to as the "Grantee").

(Wherever used herein, the terms "Grantor" and "Grantee" include all parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH that the Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), and other valuable considerations, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in Sarasota, Florida, described on Exhibit "A" attached hereto.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any, and taxes for the current and subsequent years, and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

TOGETHER with all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

SAID PROPERTY is not the homestead of the GRANTOR(S) under the laws and constitution of the State of Florida in that neither GRANTOR(S) or any member of the household of GRANTOR(S) reside thereon.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND THE Grantor hereby covenants with the Grantee that except as above noted, the Grantor is lawfully seized of said land in fee simple, that the Grantor has good right and lawful authority to sell and convey said land, and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

{signature page follows}

IN WITNESS WHEREOF, the Grantor has set their hand and seal the date first above written.

Signed, sealed and delivered in our presence:

"GRANTOR"

spa
Witness Name: SARA ELLEN AUSTIN
Witness Address: 500 ST. ALBANS
DRIVE RALEIGH, NC 27607

Leigh A. Vittert
Leigh A. Vittert

Mary Margaret Hutchens
Witness Name: Mary Margaret Hutchens
Witness Address: 11426 Manbury Rd.
Raleigh, NC 27607

State of North Carolina
County of Wake

The foregoing instrument was acknowledged before me [X] physical presence or [] online notarization, this 4th day of May, 2026, by Leigh A. Vittert, who [] is personally known to me or [X] has produced her ^{driver's} license as identification.

Kimberly Shavlik Randolph
Notary Signature
Printed Name: Kimberly Shavlik Randolph
My Commission Expires: 02/15/2031

KIMBERLY SHAVLIK RANDOLPH
NOTARY PUBLIC
Wake County
North Carolina
My Commission Expires 02/15/2031

EXHIBIT "A"
LEGAL DESCRIPTION

Unit 314, PLAZA DE FLORES, a Condominium, according to the Declaration of Condominium recorded in Instrument Number 1998126802, and amendments thereto, and as per plat thereof, recorded in Condominium Book 32, Pages 44, and amendments thereto, Public Records of Sarasota County, Florida.